



Petition Number: 1911-PUD-41

Project Name: Northpoint PUD Amendment II, Project Wholeheartedly

Subject Site Address: 1820 Bastian Court (the “Property”)

Petitioner: Project Wholeheartedly by Northpoint Owners LLC (the “Petitioner”)

Representative: Russell L. Brown; Clark, Quinn, Moses, Scott & Grahm, LLP

Request: Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for approximately 20 acres +/- in the Northpoint PUD District to the Project Wholeheartedly - Northpoint PUD District.

Current Zoning: Northpoint PUD

Current Land Use: Agricultural / Vacant

Approximate Acreage: 20 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-58
4. Concept Plan
5. Character Exhibits
6. Presentation Slides

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the October 28, 2019, City Council meeting. The petition will receive a public hearing at the November 6, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at 1820 Bastian Court (see **Exhibit 2**). The Property is currently zoned Northpoint PUD (Ord. 17-51). Properties to the north AG-SF1: Agricultural / Single-Family Rural District. Properties to the east and south are within the Northpoint PUD District.

Project Description: The Petitioner is requesting a change of zoning to the amend the Northpoint PUD (Ordinance 17-51) that would allow for an industrial site as presented within the Character Exhibits (**Exhibit 5**).

Permitted Uses: The proposed PUD Ordinance defaults to the Permitted Uses of the Northpoint PUD.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply except as modified to allow the construction of a building in substantial compliance to the Character Exhibit on the real estate.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Landscaping Standards: Shall not apply, but rather landscaping is to be installed in substantial compliance to the Landscape Exhibit.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the November 6, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the October 28, 2019, Council meeting.



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the November 6, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.